

**REPORT OF THE BOARD OF ZONING APPEALS OF THE CITY OF WISCONSIN RAPIDS
MARCH 27, 2018**

The Wisconsin Rapids Board of Zoning Appeals met at 1:00 PM on Tuesday, March 27, 2018 in the 2nd Floor Conference Room at City Hall.

Members Present:

Mike Hittner, Chairperson
John Knolinski
Lee Gossick
Jerry Feith
Dennis Polach (1st Alternate)
Jim Gignac (2nd Alternate)

Others Present:

Nick Bonsack, Bonsack Enterprises, LLC
Randy Knuth
Julie Kreutzer
Pam Vruwink
Adam Tegen
Sue Schill

Members Absent:

Rick Pompa

With a quorum present, Mike Hittner called the meeting to order at 1:00 p.m.

1. Approval of the report from the February 13, 2018 Board of Zoning Appeals meeting.

Motion by Polach, second by Knolinski, to approve the February 13, 2018 report.

Motion carried (5-0).

2. **VARI-18-0134; Bonsack Enterprises LLC.** The applicant is requesting a variance to allow an alternative surface for an off-street parking and storage area within the B-2, General Commercial District. The subject property is located on the north side of Whitrock Avenue, just east of 8th Street South (Parcel 34-14832).

Nick Bonsack, the applicant, provided an overview of the request. DNL Recreation is looking to expand and would like to locate a parking/storage area for campers on the property. The property has been vacant and he has an agreed upon offer to purchase with the current owners. The Code requires a hard surface parking/storage area but he is requesting to utilize recycled asphalt. This product packs in tightly and is relatively dust free. There is a much lower cost to utilize this product, \$30,000 verses \$200,000. All other aspects of the lot would comply with City ordinances. The property is located off of 8th Street South and the expected fencing will further screen the property from view. The property was annexed into the City to support a potential development which fell through. It is still surrounded on 3 sides by the Town of Grand Rapids.

Mike Hittner asked if some sort of storm water improvements will be required.

Adam Tegen stated that since the property is over an acre in size it will need a plan and permits for storm water as well as soil and erosion control.

Jim Gignac asked if there would be an impact from storm water infiltration through the recycled asphalt or if it would run into the creek.

Adam Tegen noted that he was not aware of any particular impact to groundwater caused by recycled asphalt. Setbacks and vegetation buffers along the creek should mitigate any drainage issues towards the creek.

Randy Knuth, contractor, stated that the existing recycled asphalt lot for DNL has a filter strip which aids in storm water management and prevents asphalt from entering the creek.

Jerry Feith asked how old the current lot is and what chemicals or additives are utilized for a recycled asphalt lot verses a typical hard surface asphalt.

Nick Bonsack noted that the current lot has been in place for 5 years with no structural issues.

Randy Knuth added that no additional chemicals or additives are used for a recycled asphalt surface.

Jerry Feith asked if the intent was to have a connection across the creek between the current and proposed lots. Do the recommended conditions allow space for the crossing.

Nick Bonsack stated that the long term goal is to connect the two. He has been in contact with Quest Engineering to determine options and he is aware of similar crossings in the area. There should be sufficient room to install the crossing in compliance with the recommended conditions.

Jim Gignac asked why the recommended distance of the hard surface drive was 100 feet instead of something more.

Adam Tegen noted that it is a typical standard to allow dust and material to settle out of vehicles before entering onto the public right-of-way. If the Board preferred a different distance they could amend the condition.

Mike Hittner asked if the current DNL property and recycled asphalt lot is in the City.

Nick Bonsack stated the current DNL property and lot is located in the Town of Grand Rapids.

John Knolinski asked if consideration has been given to installing culverts along the creek and utilizing the space on top for parking.

Nick Bonsack noted that alternative has not been looked into yet.

Lee Gossick clarified that other parking lots exist in the area of the same material as is being requested.

Randy Knuth stated that other lots do exist in the area.

Dennis Polach asked when the project would start if the variance was approved.

Nick Bonsack noted that the project would be begin as soon as all the necessary permits could be lined up.

Julie Kreutzer, 800 Ten Mile Avenue, and Pam Vruwink, 731 19th Avenue South, stated their support for the variance as representatives of the current owners.

Adam Tegen noted that a call was received from the neighbor located at 3810 10th Street South. The neighbor expressed concerns with the meeting time, screening for the residential neighbors, whether the lot would be used for storage of trailers or their sale, and how runoff and infiltration would be handled.

Nick Bonsack stated that the lot would be utilized for storage of customer campers that were needing service but the majority would be the display of campers for sale. Often time there are duplicate campers on hand and those would be stored on the property.

Dennis Polach asked what the typical hours of the business are.

Nick Bonsack noted typical hours are 8:30 to 5:30 on Tuesday, Thursday and Friday. 8:30 to 7 on Mondays and Wednesdays. 8:30 to 2 on Saturdays.

Mike Hittner asked if the lot would be lighted.

Nick Bonsack stated the intent was to not light the lot. If security issues were experienced that would be a possibility.

Jerry Feith stated he supported the request and would like to see minimum improvements at this point to allow redevelopment to a higher and better use in the future.

Sue Schill, City Attorney, asked if there were not a cost difference between recycled and traditional hard surfaces, would he still request the variance.

Nick Bonsack noted that even without a cost difference he prefers the recycled asphalt for the lower impact on the tires and axles of the campers.

Sue Schill asked if there was any unique physical limitations present on the property or if an unnecessary hardship existed.

Nick Bonsack stated that there was not a unique physical limitation or unnecessary hardship present.

Mike Hittner noted that a condition on future lighting may be appropriate.

Motion by Knolinski, second by Feith to approve VARI-18-0134 subject to the following conditions:

- 1. The variance shall only apply to a parking/storage area on the subject property.**
- 2. The parking/storage area shall be constructed of recycled asphalt at a minimum depth of 4 inches.**
- 3. The parking/storage area shall be set back a minimum of 50**

feet from the top of bank of Two Mile Creek. The parking/storage area shall be set back a minimum of 5 feet from any adjacent property line. A hard surface asphalt or concrete drive shall be installed for a minimum of 100 feet from Whitrock Avenue.

4. Screening consisting of a minimum 6 foot sight-obscuring fence, or equivalent landscaping, shall be installed on the north and east sides of the parking/storage area. Fencing or landscaping shall also be installed on the south side of the parking/storage area between the proposed driveway and east property line.
5. A soil and erosion and storm water plan shall be submitted and approved by the City Engineer and WDNR prior to installation of the parking/storage area.
6. If lighting is installed for the parking/storage area it shall not be directed onto the neighboring properties and shall not exceed .2 footcandles at the property lines.
7. Compliance with all other applicable codes and ordinances.

Motion carried (5-0).

3. Adjourn

Motion by Polach, second by Feith to adjourn.

Motion carried (5-0).

Meeting adjourned at 1:47 p.m.

Appeals: The decisions contained herein may be appealed by a person aggrieved by any decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

Submitted by Adam Tegen on March 28, 2018